



Primmer Olds **BAS**

TO LET

Retail Unit

10 HIGH STREET, EASTLEIGH, HAMPSHIRE, SO50 5LA

KEY FEATURES

- NIA - 993 sq.ft (92.25 sq.m)
- Strong footfall
- Good trading position
- Public car parks located nearby
- Suitable for a variety of uses
- Good transport links
- Nearby occupiers include Ladbrokes, Hays Travel, Iceland and Dominos



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



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10 HIGH STREET

LOCATION

Eastleigh is located approximately 5 miles north of Southampton and 9 miles south of Winchester; both accessed via Stoneham Way/ Thomas Lewis Way and M3 respectively. The property is situated in a prime position on the High Street in Eastleigh town centre. Nearby occupiers include Ladbrokes, Hays Travel, Iceland and Dominos as well as those trading in The Swan Centre.

DESCRIPTION

The two storey property comprises ground floor sales area with a WC and first floor ancillary.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales Area	643	59.74
First Floor	350	32.51
Kitchenette		
Total Net Internal Area	993	92.25

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £17,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: We understand VAT is not payable.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £9,800

Source – voa.gov.uk

The 2022/2023 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

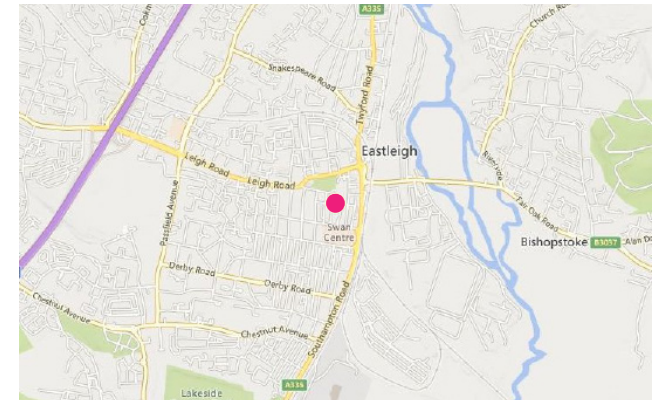
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C64

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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